Design Review Committee Memorandum

DATE: June 17, 2020
ITEM: No. 3 - 1:35 pm
FROM: Eduardo Hernandez, Project Planner

SUBJECT: File No.:   **DRH20-0007 (PLP20-0020);** Siesta Affordable Senior Housing
                   Applicant: Milestone Housing Group LLC
                   Address: 18503 Hwy 12 and 171 Siesta Way, Sonoma
                   APN(s):   056-511-029 and -046

Request

Request for a Use Permit with Design Review Hearing to close down a Mobile Home Park and Relocate its 12 household tenants, and build a new 100% affordable 92-unit Multifamily Senior Housing Development (averaging 544 sq. ft.) on a 2.92-acre parcel. Development will consist of a single three-story building, with elevators, solar panels, 95 parking spaces (some may be covered), a clubroom, lobby, exercise stations, dog park, and other outdoor communal areas. Building average roof height to be 37 ft., with a highest point of 42 ft. A 6-ft. masonry wall is also proposed to surround the site.

Background

The project site is located along Siesta Way, is also accessible through Highway 12, it is situated 2.1 miles northwest of Sonoma City center and 0.4 miles south of Boyes Hot Springs center.
The property is split-zoned at the assessor's parcels boundaries as Limited Commercial (LC) and Medium Density Residential (R2) Districts. The Land Use designations are Limited Commercial and Urban Residential. The proposed development is to occupy the entire property (both APNs).
There was a previous Use Permit application #UPE07-0017 which solely proposed the closure of the Oaks Mobile Home Park. The project was approved with conditions by the Board of Supervisors in 2008; however, the applicants did not follow through and the permit expired.

Recommendation

Provide conceptual feedback to Applicant regarding site plan, building design, landscape plan, signage, circulation, lighting, and parking.

Attachments

1. ☒ Applicant Design Narrative
2. ☒ Site Plan
3. ☒ Elevations
4. ☒ Perspectives
5. ☒ Conceptual Landscape Plan
6. ☒ Current Situation – Site Photographs